

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Steve McGue  
DOCKET NO.: 03-30053.001-R-1  
PARCEL NO.: 14-33-422-068-1351  
TOWNSHIP: North Chicago

The parties of record before the Property Tax Appeal Board are Steve McGue, the appellant, by attorney David C. Dunkin of Arnstein & Lehr, LLP, Chicago, Illinois; and the Cook County Board of Review.

The subject property is improved with a 28 year old, condominium unit located in Chicago, North Chicago Township, Cook County.

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. In support of this argument, the appellant submitted the sale prices for six, 28 year old condominium units located within subject's building. Like the subject, no physical descriptions were provided for the comparables with the exception of their percentage of ownership. The comparables were reported to have from .1598% to .1667% of ownership in the building while the subject was reported to have .1664% ownership within the building. No evidence was submitted to support the subject's and comparables' percentage of ownership. The comparables sold from May 2000 to March 2002 for prices ranging from \$85,000 to \$110,000. The appellant also submitted a copy of the board of review final decision wherein the subject's final assessment of \$12,207 was disclosed. The subject's assessment reflects an estimated market value of approximately \$120,503 using Cook County's 2003 three-year median level of assessments for class 2 residential property of 10.13% as established by the Illinois Department of Revenue. Based on this evidence the appellant requested the subject's assessment be reduced to \$9,325, which reflects a fair market value of \$92,053.

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Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds a reduction in the assessment of the property as established by the Cook County Board of Review is warranted. The correct assessed valuation of the property is:

LAND:	\$	844
IMPR.:	\$	10,644
TOTAL:	\$	11,488

Subject only to the State multiplier as applicable.

The board of review did not submit its "Board of Review Notes on Appeal" or any evidence in support of its assessed valuation of the subject property.

After reviewing the record and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The Board further finds the evidence in the record supports a reduction in the subject's assessment.

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, 331 Ill.App.3d 1038 (3<sup>rd</sup> Dist. 2002). The Board finds the appellant met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the appellant in this appeal submitted the only market value evidence in the record. The board of review did not submit any evidence in support of its assessment of the subject property or to refute the appellant's argument as required by Section 1910.40(a) of the Official Rules of the Property Tax Appeal Board. The appellant offered six suggested comparable properties for comparison to the subject. Like the subject, the appellant provided no physical descriptions for the comparables with the exception of their percentage of ownership in the condominium. The comparables sold from May 2000 to March 2002 for prices ranging from \$85,000 to \$110,000. The subject's assessment reflects an estimated market value of approximately \$120,503 using Cook County's 2003 three-year median level of assessments for class 2 residential property of 10.13%, as determined by the Illinois Department of Revenue. The Board has examined the information submitted by the appellant and finds it supports a reduction in the subject's assessed valuation. Based on this analysis, the Property Tax Appeal Board finds a reduction in the subject's assessment is warranted.

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code.



Chairman



Member



Member



Member

Member

DISSENTING: \_\_\_\_\_

C E R T I F I C A T I O N

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: January 25, 2008



Clerk of the Property Tax Appeal Board

**IMPORTANT NOTICE**

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing complaints with the Board of Review or after adjournment of the

session of the Board of Review at which assessments for the subsequent year are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for the subsequent year directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.